

5.2.2.3 General Tab - Replacement (New Construction)

The General tab on the **General** window (Figure 5-62) is where you select Cost Menu options to perform the replacement cost analysis. A replacement (new construction) analysis involves the hard costs for building a project's structures from the ground up.

The General tab is divided into two sections, Cost Analysis Type(s) and Cost Menu. You must first select a cost analysis type to display the appropriate Cost Menu options. For a new construction project, the Replacement Cost Analysis Type uses 14 menu options. This section describes how to use each option to complete a replacement cost analysis.

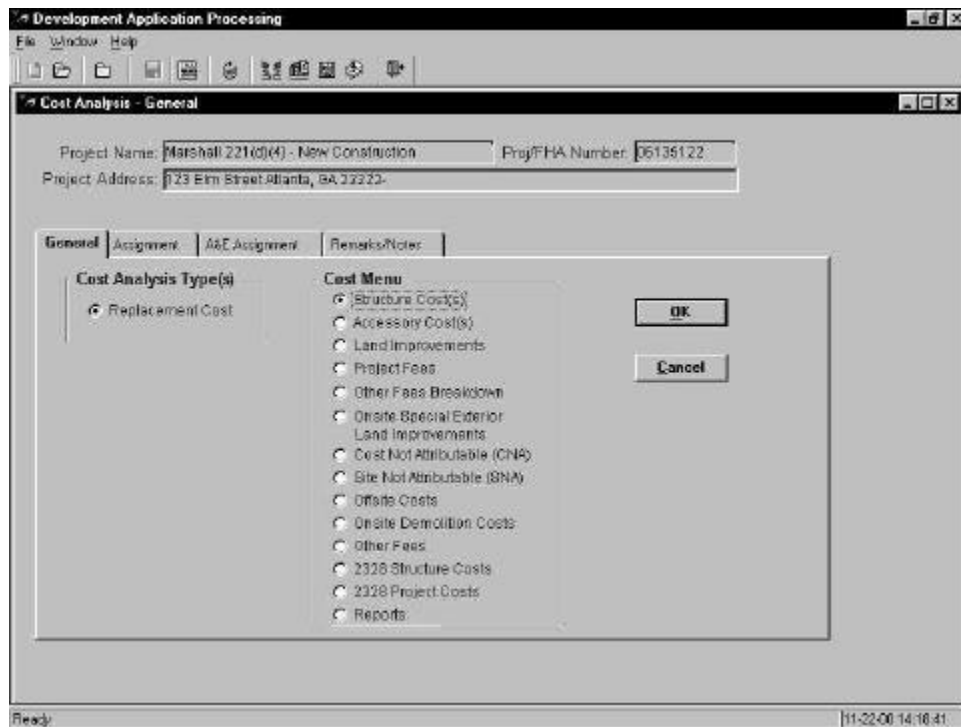
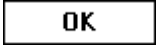



Figure 5-62. General Window - General Tab - Replacement Cost Analysis Type

To use the General tab:

1. Select the General tab, and the **General** window (Figure 5-62) displays.
2. Select a cost analysis type, and the Cost Menu options display.
3. Select a menu option.
4. Click on , and the option window displays.

Alternative Option

Click on  to exit the Cost subsystem, and the **Assignment List** window displays.

5. Enter the appropriate data, and save your work.

Select and enter data in each menu option to complete your cost analysis. If there is more than one cost analysis type, select it and use the Cost Menu options to enter the appropriate data.

5.2.2.3.1 Structure Cost(s)

The **Replacement Cost - Structure Cost(s)** window (Figure 5-63) displays after you select *Structure Cost(s)* from the Cost Menu on the General tab. This window displays your cost estimates for replacing the structures or buildings in a project. The first view-only table shows the structure types on the property and the total cost estimate of all buildings in each structure type. When you select a structure type, the second table displays the related structure type buildings and the cost estimate of each building.

Entering Structure Costs

You can access a detail window to enter the estimate costs for the trade items needed to replace structures in a project. If there are several buildings with the same structure type, you can enter the estimate costs for one structure and copy the costs to the other structures. Then you can edit and delete the structure costs. Refer to Section 5.2.2.3.1.1, Copying Structure Costs.

Structure Type	No. of Buildings	Gross Floor Area	No. of Units	Est. Cost
2-5 str. Elev.	4	682,456	172	\$23,667

Structure Name	Gross Floor Area	No. of Units	Est. Cost
A	170,614	43	\$23,667
A1	170,614	43	\$0
A2	170,614	43	\$0
A3	170,614	43	\$0

Figure 5-63. Replacement Cost - Structure Cost(s) Window

To display structures:

Select a *Structure Type* from the first table, and the related structures display in the second table by *Structure Name*.

To enter structure costs:

1. Select the General tab, and the **General** window displays.
2. Select Structure Cost(s) from the Cost Menu.
3. Click on , and the **Replacement Cost - Structure Cost(s)** window (Figure 5-63) displays.
4. Select a *Structure Type*.
5. Select a *Structure Name*.
6. From the **File** menu, select **Open**, and the **Structure Costs** window (Figure 5-64) displays.

The screenshot shows a window titled "Cost Analysis - Structure Costs". At the top, there are three text fields: "Project Name: Marshall 221(d)(3) Rehab 2", "Proj/FHA Number: 06135127", and "Project Address: 123 Elmerald Street Atlanta, VA 22222-". Below these is a table with two columns: "Trade Item" and "Est. Cost". The table contains the following items and costs: Concrete (\$125,000), Masonry (\$120,000), Metals (\$5,000), Rough Carpentry (\$25,000), Finish Carpentry (\$15,000), Waterproofing (\$16,546), Insualtion (\$4,654), Roofing (\$89,795), Sheet Metal (\$6,455), Doors (\$5,646), Windows (\$9,795), and Glass (\$6,489). To the right of the table are "OK" and "Cancel" buttons. At the bottom right, there is a "Total Cost:" label followed by a text field containing "\$1,597,041".

Trade Item	Est. Cost
Concrete	\$125,000
Masonry	\$120,000
Metals	\$5,000
Rough Carpentry	\$25,000
Finish Carpentry	\$15,000
Waterproofing	\$16,546
Insualtion	\$4,654
Roofing	\$89,795
Sheet Metal	\$6,455
Doors	\$5,646
Windows	\$9,795
Glass	\$6,489

Total Cost: \$1,597,041

Figure 5-64. Structure Costs Window

7. Enter the estimate cost for the appropriate trade items.

When you click on a different *Est. Cost* field, the system calculates each entry and displays the total in the *Total Cost* field.
8. Click on to save and return to the **Replacement Cost - Structure Cost(s)** window.

The *Total Cost* for the structure displays in the second table. The first table displays a grand total for all structures on the property.
9. From the **File** menu, select **Close**, and the **General** window displays.

To edit structure costs:

1. Select the General tab, and the **General** window displays.
2. Select Structure Cost(s) from the Cost Menu.
3. Click on , and the **Replacement Cost - Structure Cost(s)** window (Figure 5-63) displays.
4. Select a *Structure Type*.
5. Select a *Structure Name*.
6. From the **File** menu, select **Open**, and the **Structure Costs** window (Figure 5-64) displays.
7. Click in the date field you want to change.
8. Enter the new data.
9. Click on to save and return to the **Replacement Cost - Structure Cost(s)** window.
10. From the **File** menu, select **Close**, and the **General** window displays.

To delete structure costs:

1. Select the General tab, and the **General** window displays.
2. Select Structure Cost(s) from the Cost Menu.
3. Click on , and the **Replacement Cost - Structure Cost(s)** window (Figure 5-63) displays.
4. Select a *Structure Type*.
5. Select the *Structure Name*.
6. From the **File** menu, select **Open**, and the **Structure Costs** window (Figure 5-64) displays.
7. Select the date field you want to delete.
8. Press **Delete** on your keyboard, and \$0 displays.
9. Click on to save and return to the **Replacement Cost - Structure Cost(s)** window.
10. From the **File** menu, select **Close**, and the **General** window displays.

5.2.2.3.1.1 Copying Structure Costs

The **Copy Structure Costs** button is located on the **Replacement Cost - Structure Costs(s)** window (Figure 5-65). This feature reduces the need of entering structure costs for each building in a project. When you select the button, the **Copy Structure Costs** window (Figure 5-66) displays. You can copy estimate costs from one structure or building to other structures in a project, as long as the buildings have the same structure type. You can edit and delete the copied structure costs.

To copy structure costs:

1. Select the General tab, and the **General** window displays.
2. Select Structure Cost(s) from the Cost Menu.
3. Click on **OK**, and the **Replacement Cost - Structure Cost(s)** window (Figure 5-65) displays.

Structure Type	No. of Buildings	Gross Floor Area	No. of Units	Est. Cost
2-5 sty Elev.	4	882,456	172	\$23,657

Structure Name	Gross Floor Area	No. of Units	Est. Cost
A	170,614	43	\$23,657
A1	170,614	43	\$0
A2	170,614	43	\$0
A3	170,614	43	\$0

Figure 5-65. Replacement Cost - Structure Cost(s) Window - Select "Copy From" Structure

4. Select a *Structure Type*.

5. Select a “copy from” *Structure Name*.



*Note: If you do not select a “copy from” structure, the system will use the first structure listed in the table. If the “copy from” structure has a zero (\$0) balance, the system will copy the amount. However, it displays on the **Replacement Cost - Structure Cost(s)** window (Figure 5-65) only after you exit and re-open the window.*

6. Click on **Copy Structure Costs**, and the **Copy Structure Costs** window (Figure 5-66) displays the “copy to” structures.

The “copy to” structures are all remaining structures listed in the table on the **Replacement Cost - Structure Cost(s)** window (Figure 5-65).

	Structure Name	Gross Floor Area	No. of Units
<input checked="" type="checkbox"/>	A1	170,614	43
<input type="checkbox"/>	A2	170,614	43
<input type="checkbox"/>	A3	170,614	43

Figure 5-66. Copy Structure Costs Window

7. Select the checkbox next to the structures being copied, and a check mark (✓) displays.

8. Click on **OK**, and the **Replacement Cost - Structure Cost(s)** window (Figure 5-67) displays.

The system calculates and displays the new total *Est. Cost* by structure type and structure name. You can view, edit, and delete structure costs. Refer to Section 5.2.2.1.1, Structure Cost(s).

Development Application Processing

File Window Help

Project Name: 22164 New Construction Insd Advances Proj/FHA Number: 05135133
Project Address: 100 Peachtree Street Atlanta, GA 30487-0987

Structure Type	No. of Buildings	Gross Floor Area	No. of Units	Est. Cost
2 - 5 sty. Elev.	4	882,456	172	\$47,314

Comparables

Structure Name	Gross Floor Area	No. of Units	Est. Cost
A	170,614	43	\$23,657
A1	170,614	43	\$23,657
A2	170,614	43	\$0
A3	170,614	43	\$0

Copy Structure Costs

Ready | 11-22-00 14:33:30

Figure 5-67. Replacement Cost - Structure Cost(s) - Copied Structure Estimate Cost

9. From the **File** menu, select **C**lose, and the **General** window displays.

5.2.2.3.2 Accessory Costs

The **Replacement Cost - Accessory Costs** window (Figure 5-68) displays when you choose Accessory Costs from the Cost Menu on the General tab. Accessory Costs allows you to enter cost estimates for each accessory structure associated with the property, as well as Garages (detached), other structures, and Recreational facilities. The window displays the *Name* and *Area* for each accessory structure, Garage (detached), other structure, and recreational facility.

Development Application Processing

File View Tools Window Help

Cost Analysis - Replacement Cost - Accessory Cost(s) - Accessory Structures

Project Name: 231d4 New Construction Insd Advances Proj/FHA Number: 06130133

Project Address: 100 Peachtree Street Atlanta, GA 30307-0987

Accessory Structures Garages (Detached) Other Structures Recreational Facilities

Name	Area	Est. Cost
Clubhouse	2,214	\$25,000

Total Cost: \$25,000

Ready | 11-22-00 14:43:41

Figure 5-68. Replacement Cost - Accessory Cost(s) Window

5.2.2.3.2.1 Accessory Structures

The following steps guide you through accessory structures costs on the **Replacement Cost - Accessory Cost(s) - Accessory Structures** window (Figure 5-69). The system calculates and displays the total cost for each structure and facility. You can add, edit, and delete estimate costs.

Development Application Processing

File View Tools Window Help

Cost Analysis - Replacement Cost - Accessory Cost(s) - Accessory Structures

Project Name: 23104 New Construction Insd Advances Proj/FHA Number: 08135133

Project Address: 110 Peachtree Street Atlanta, GA 30307-0987

Accessory Structures (Selected) Garages (Detached) Other Structures Recreational Facilities

Name	Area	Est. Cost
Clubhouse	2,214	\$25,000

Total Cost: \$25,000

Ready | 11-22-00 14:43:41

Figure 5-69. Replacement Cost - Accessory Cost(s) - Accessory Structures Window - Accessory Structures Tab

To enter accessory structures costs:

1. Select the General tab, and the **General** window displays.
2. Select Accessory Costs from the Cost Menu.
3. Click on , and the **Replacement Cost - Accessory Cost(s) - Accessory Structures** window (Figure 5-69) displays.

The Accessory Structures tab displays by default.

4. Enter the estimated cost for each accessory structure.
5. Save your work.
6. From the **File** menu, select **C**lose, and the **General** window displays.

To edit accessory structures costs:

1. Select the General tab, and the **General** window displays.
2. Select Accessory Costs from the Cost Menu.
3. Click on , and the **Replacement Cost - Accessory Cost(s) - Accessory Structures** window (Figure 5-69) displays by default.
4. Click in the data field you want to change.
5. Enter the new data.
6. Save your work.
7. From the **F**ile menu, select **C**lose, and the **General** window displays.

To delete accessory structures costs:

1. Select the General tab, and the **General** window displays.
2. Select Accessory Costs from the Cost Menu.
3. Click on , and the **Replacement Cost - Accessory Cost(s) - Accessory Structures** window (Figure 5-69) displays by default.
4. Select the estimate cost you want to delete.
5. Press **Delete** on your keyboard, and \$0 displays.
6. Save your work.
7. From the **F**ile menu, select **C**lose, and the **General** window displays.

5.2.2.3.2.2 Garages (Detached)

The following steps guide you through detached garage costs on the **Replacement Cost - Accessory Cost(s) - Garage (Detached)** window (Figure 5-70). The system calculates and displays the total cost for each structure and facility. You can add, edit, and delete estimate costs.

Name	Area	Est. Cost
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Total Cost: 80

Figure 5-70. Replacement Cost - Accessory Cost(s) - Garage (Detached) Window - Garage (Detached) Tab

To enter detached garage costs:

1. Select the General tab, and the **General** window displays.
2. Select Accessory Costs from the Cost Menu.
3. Click on **OK**, and the **Replacement Cost - Accessory Cost(s) - Accessory Structures** window (Figure 5-68) displays by default.
4. Select the Garages (Detached) tab, and the **Replacement Cost - Accessory Cost(s) - Garages Detached** window (Figure 5-70)
5. Enter the estimated cost for each garage.
6. Save your work.
7. From the **File** menu, select **Close**, and the **General** window displays.

To edit detached garage costs:

1. Select the General tab, and the **General** window displays.
2. Select Accessory Structures from the Cost Menu.
3. Click on , and the **Replacement Cost - Accessory Cost(s) - Accessory Structures** window (Figure 5-68) displays by default.
4. Select the Garages (Detached) tab, and the **Replacement Cost - Accessory Cost(s) - Garage (Detached)** window (Figure 5-70) displays.
5. Click in the data field you want to change.
6. Enter the new data.
7. Save your work.
8. From the **F**ile menu, select **C**lose, and the **General** window displays.

To delete detached garage costs:

1. Select the General tab, and the **General** window displays.
2. Select Accessory Costs from the Cost Menu.
3. Click on , and the **Replacement Cost - Accessory Cost(s) - Accessory Structures** window (Figure 5-68) displays by default.
4. Select the Garages (Detached) tab, and the **Replacement Cost - Accessory Cost(s) - Garage (Detached)** window (Figure 5-70) displays.
5. Select the estimate cost you want to delete.
6. Press **Delete** on your keyboard, and \$0 displays.
7. Save your work.
8. From the **F**ile menu, select **C**lose, and the **General** window displays.

5.2.2.3.2.3 Other Structures

The following steps guide you through other structure costs on the **Replacement Cost - Accessory Cost(s) - Other Structures** window (Figure 5-71). The system calculates and displays the total cost for each structure and facility. You can add, edit, and delete estimate costs.

Name	Area	Est. Cost
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Total Cost: 90

Figure 5-71. Replacement Cost - Accessory Cost(s) - Other Structures Window - Other Structures Tab

To enter other structures costs:

1. Select the General tab, and the **General** window displays.
2. Select Accessory Costs from the Cost Menu.
3. Click on **OK**, and the **Replacement Cost - Accessory Cost(s) - Accessory Structures** window (Figure 5-68) displays by default.
4. Select the Other Structures tab, and the **Replacement Cost - Accessory Cost(s) - Other Structures** window (Figure 5-71) displays.
5. Enter the estimated cost for each structure.
6. Save your work.
7. From the **File** menu, select **Close**, and the **General** window displays.

To edit other structures costs:

1. Select the General tab, and the **General** window displays.
2. Select Accessory Structures from the Cost Menu.
3. Click on , and the **Replacement Cost - Accessory Cost(s) - Accessory Structures** window (Figure 5-68) displays by default.
4. Select the Other Structures tab, and the **Replacement Cost - Accessory Cost(s) - Other Structures** window (Figure 5-71) displays.
5. Click in the data field you want to change.
6. Enter the new data.
7. Save your work.
8. From the **File** menu, select **Close**, and the **General** window displays.

To delete other structures costs:

1. Select the General tab, and the **General** window displays.
2. Select Accessory Costs from the Cost Menu.
3. Click on , and the **Replacement Cost - Accessory Cost(s) - Accessory Structures** window (Figure 5-68) displays by default.
4. Select the Other Structures tab, and the **Replacement Cost - Accessory Cost(s) - Other Structures** window (Figure 5-71) displays.
5. Select the estimate cost you want to delete.
6. Press **Delete** on your keyboard, and \$0 displays.
7. Save your work.
8. From the **File** menu, select **Close**, and the **General** window displays.

5.2.2.3.2.4 *Recreational Facilities*

The following steps guide you through recreational facility costs on the **Replacement Cost - Accessory Cost(s) - Recreational Facilities** window (Figure 5-72). The system calculates and displays the total cost for each structure and facility. You can add, edit, and delete estimate costs.

Name	Area	Est. Cost
Swimming pool	800	\$10,000

Total Cost: \$10,000

Figure 5-72. Replacement Cost - Accessory Cost(s) - Recreational Facilities Window - Recreational Facilities Tab

To enter recreational facilities costs:

1. Select the General tab, and the **General** window displays.
2. Select Accessory Costs from the Cost Menu.
3. Click on , and the **Replacement Cost - Accessory Cost(s) - Accessory Structures** window (Figure 5-68) displays by default.
4. Select the Recreational Facilities tab, and the **Replacement Cost - Accessory Cost(s) - Recreational Facilities** window (Figure 5-72) displays.
5. Enter the estimated cost for each structure.
6. Save your work.
7. From the **File** menu, select **C**lose, and the **General** window displays.

To edit recreational facilities costs:

1. Select the General tab, and the **General** window displays.
2. Select Accessory Structures from the Cost Menu.
3. Click on , and the **Replacement Cost - Accessory Cost(s) - Accessory Structures** window (Figure 5-68) displays by default.
4. Select the Recreational Facilities tab, and the **Replacement Cost - Accessory Cost(s) - Recreational Facilities** window (Figure 5-72) displays.
5. Click in the data field you want to change.
6. Enter the new data.
7. Save your work.
8. From the **F**ile menu, select **C**lose, and the **General** window displays.

To delete recreational facilities costs:

1. Select the General tab, and the **General** window displays.
2. Select Accessory Costs from the Cost Menu.
3. Click on , and the **Replacement Cost - Accessory Cost(s) - Accessory Structures** window (Figure 5-68) displays by default.
4. Select the Recreational Facilities tab, and the **Replacement Cost - Accessory Cost(s) - Recreational Facilities** window (Figure 5-72) displays.
5. Select the estimate cost you want to delete.
6. Press **Delete** on your keyboard, and \$0 displays.
7. Save your work.
8. From the **F**ile menu, select **C**lose, and the **General** window displays.

5.2.2.3.3 Land Improvements

The **Replacement Cost - Land Improvements** window (Figure 5-73) displays when you choose land Improvements from the Cost Menu on the General tab. Land Improvements costs are incurred while preparing a property for the proposed project. When you select a *Site Name* from the table at the top of the window, the estimate costs for the site display at the bottom of the window. You can add and edit estimate trade item costs.

Cost Analysis - Replacement Cost - Land Improvements

Project Name: 221d4 New Construction Insd.Advances Proj/FHA Number: 06135133
Project Address: 100 Peachtree Street Atlanta, GA 94987-0987

Site Name	Street Address	City	Est. Cost
Possum	100 Peachtree Street	Atlanta	\$164,529

Trade Item	Est. Cost
Earth Work	\$36,556
Site Utilities	\$65,465
Roads and Walks	\$23,167
Site Improvements	\$26,567
Lawns and Planting	\$2,976
Unusual Site Conditions	\$9,798

OK
Cancel

Total Cost: \$164,529

Figure 5-73. Replacement Cost - Land Improvements Window

To enter land improvements costs:

1. From the **General** window, select Land Improvements from the Cost Menu.
2. Click on , and the **Replacement Cost - Land Improvements** window (Figure 5-73) displays.
3. Select the *Site*.
4. Enter the *Est. Cost* for each trade item.

When you click on a different *Est. Cost* field, the system calculates each entry and displays the total in the *Total Cost* field.

5. Click on to save and return to the **General** window.

To edit land improvements costs:

1. From the **General** window, select Land Improvements from the Cost Menu.
2. Click on , and the **Replacement Cost - Land Improvements** window (Figure 5-73) displays.
3. Select the *Site Name*, and the corresponding land improvement costs display.
4. Click in the data field you want to change.
5. Enter the new data.
6. Click on to save and return to the **General** window.

To delete land improvements costs:

1. From the **General** window, select Land Improvements from the Cost Menu.
2. Click on , and the **Replacement Cost - Land Improvements** window (Figure 5-73) displays.
3. Select the *Site Name*, and the corresponding land improvement costs display.
4. Select the estimate cost you want to delete.
5. Press **Delete** on your keyboard, and \$0 displays.
6. Click on to save and return to the **General** window.

5.2.2.3.4 Project Fees

The **Replacement Cost - Project Fees** window (Figure 5-74) displays when you choose Project Fees from the Cost Menu on the General tab. The **Project Fees** window lists standard fees charged against a project. The estimate cost and estimate cost percentage must be defined for each trade item listed in this window. You can either enter the estimate cost or the percentage. The system calculates the field you do not complete and displays the amount in that field. After entering project fees, the system will also update the fees when you update structure, accessory, and land improvement costs. You can add, edit, and delete project fees.

Trade Item	Est. Cost	Est. Cost Percentage(%)
General Requirements	\$45,464	20.37
Builder's Overhead	\$65,464	24.37
Builder's Profit	\$1,466	.55
Architect Fee (Prior to Const.)	\$2,334	.70
Architect Fee (During Const.)	\$6,468	1.93
Other Fees	\$21,645	6.45
Bond Premium	\$13,213	3.94

Total Cost: \$156,054

Figure 5-74. Replacement Cost - Project Fees Window

To enter Project Fees:

1. From the **General** window, select Project Fees from the Cost Menu.
2. Click on **OK**, and the **Replacement Cost - Project Fees** window (Figure 5-74) displays.
3. Enter the *Est. Cost* or *Est. Cost Percentage* for the trade items.

When you click on a different *Est. Cost* field, the system calculates each entry and displays the total in the *Total Cost* field.

If you enter the *Est. Cost*, the system calculates and displays the *Est. Cost Percentage*. If you enter the *Est. Cost Percentage*, the system calculates and displays the *Est. Cost*.



Note: The percentage cannot exceed 100 percent.

4. Click on **OK** to save and return to the **General** window.

To edit project fees:

1. From the **General** window, select Project Fees from the Cost Menu.
2. Click on , and the **Replacement Cost - Project Fees** window (Figure 5-74) displays.
3. Click in the data field you want to change.
4. Enter the new data.
5. Click on to save and return to the **General** window.

To delete project fees:

1. From the **General** window, select Project Fees from the Cost Menu.
2. Click on , and the **Replacement Cost - Project Fees** window (Figure 5-74) displays.
3. Select the estimate cost you want to delete.
4. Press **Delete** on your keyboard, and \$0 displays.
5. Click on to save and return to the **General** window.

5.2.2.3.5 Other Fees Breakdown

The **New Construction - Other Fees Breakdown** window (Figure 5-75) displays when you choose Other Fees Breakdown from the Cost Menu on the General tab. This menu option allows you to enter, edit, and delete estimate New Construction fees for the contractor and mortgagor.

Project Name: 221d4 New Construction Insd.Advances Proj/FHA Number: 06135133
Project Address: 100 Peachtree Street Atlanta, GA 94987-0987

Mortgagor's Other Fees Exist ? ☒ Yes ☐ No

Description	Est. Cost
Contractor's Other Fees	\$12,453
Mortgagor's Other Fees	\$32,134

OK Cancel

Total Cost: \$44,587

Figure 5-75. New Construction - Other Fees Breakdown Window

To enter fees:

1. Select the General tab, and the **General** window displays.
2. Select Other Fees Breakdown from the Cost Menu.
3. Click on **OK**, and the **New Construction - Other Fees Breakdown** window (Figure 5-75) displays.
4. Click on *Yes* or *No* to indicate whether or not Mortgagor's Other Fees Exist.

If you select *No* and enter other fees for the mortgagor, the **Validation Error** window (Figure 5-76) displays when you try to save. Click on **OK** to close the window, and select *Yes* to indicate Mortgagor's Other Fees Exist.

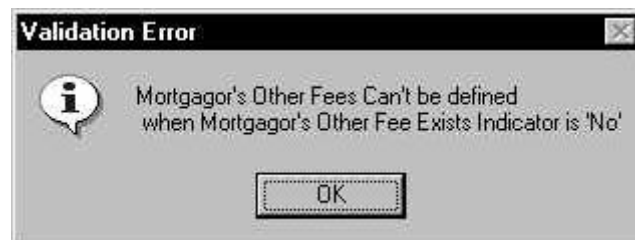


Figure 5-76. Other Fees Breakdown - Validation Error Window

5. Enter the fees for the contractor and, if applicable, the mortgagor.

When you click on a different *Est. Cost* field, the system calculates each entry and displays the total in the *Total Cost* field.

6. Click on to save and return to the **General** window.

To edit fees:

1. Select the General tab, and the **General** window displays.
2. Select Other Fees Breakdown from the Cost Menu.
3. Click on , and the **New Construction - Other Fees Breakdown** window (Figure 5-75) displays.
4. Click in the data field you want to change.
5. Enter the new data.
6. Click on to save and return to the **General** window.

To delete fees:

1. Select the General tab, and the **General** window displays.
2. Select Other Fees Breakdown from the Cost Menu.
3. Click on , and the **New Construction - Other Fees Breakdown** window (Figure 5-75) displays.
4. Select the estimate cost you want to delete.
5. Press **Delete** on your keyboard, and \$0 displays.
6. Click on to save and return to the **General** window.

5.2.2.3.6 Onsite Special Exterior Land Improvements

The **Replacement Cost - Onsite Special Exterior Land Improvements** window (Figure 5-77) displays when you choose Onsite Special Exterior Land Improvements from the Cost Menu on the General tab. This window displays by *Site Name* the estimate costs of tearing down and removing structures presently on a property. The estimate cost and total cost that displays is for the selected structure only. You can add, edit, and delete the description and estimate costs.

Description	Est. Cost
Grading	\$416
Soil and Sod	\$7,546

Total Cost: \$7,962

Figure 5-77. Replacement Cost - Onsite Special Exterior Land Improvements Window

To enter onsite special exterior land improvements costs:

1. Select the General tab, and the **General** window displays.
2. Select Onsite Special Exterior Land Improvements from the Cost Menu.
3. Click on **OK**, and the **Replacement Cost - Onsite Special Exterior Land Improvements** window (Figure 5-77) displays.
4. Enter the *Description* and *Est. Cost*.

When you click on a different *Est. Cost* field, the system calculates each entry and displays the total in the *Total Cost* field.

5. Click on **Add** to display a blank row.

Note: A maximum of three improvement costs can be entered.

6. Enter the *Description* and *Est. Cost*.
7. Click on **OK** to save and return to the **General** window.

To edit onsite special exterior land improvements:

1. Select the General tab, and the **General** window displays.
2. Select Onsite Special Exterior Land Improvements from the Cost Menu.
3. Click on , and the **Replacement Cost - Onsite Special Exterior Land Improvements** window (Figure 5-77) displays.
4. Click on the data field you want to change.
5. Enter the new the data.
6. Click on to save and return to the **General** window.

To delete onsite special exterior land improvements:

1. Select the General tab, and the **General** window displays.
2. Select Onsite Special Exterior Land Improvements from the Cost Menu.
3. Click on , and the **Replacement Cost - Onsite Special Exterior Land Improvements** window (Figure 5-77) displays.
4. Select the item you want to delete.
5. Click on the right mouse button, and the **Edit** menu opens.
6. Select the **Delete** option, and the row is deleted.
7. Click on to save and return to the **General** window.

5.2.2.3.7 Cost Not Attributable (CNA)

The **Cost Not Attributable (CNA)** window (Figure 5-78) displays when you choose Cost Not Attributable (CNA) from the Cost Menu on the General tab. CNA represents property improvements for a project that are not directly attributable to a structure's dwelling units. You can enter, edit, and delete, CNA costs.

Description	Est. Cost
Parking	\$46,554
Garage	\$54,542
Commercial	\$46,564
Special Ext. Land Improvements	\$21,654
Other	\$32,165

Total Cost: \$201,479

Figure 5-78. Cost Not Attributable (CNA) Window

To enter CNA costs:

1. Select the General tab, and the **General** window displays.
2. Select Cost Not Attributable (CNA) from the Cost Menu.
3. Click on , and the **Cost Not Attributable (CNA)** window (Figure 5-78) displays.
4. Enter the *Est. Cost*.

When you click on a different field, the system calculates displays the *Total Cost* field.

5. Click on to save and return to the **General** window.

To edit CNA costs:

1. Select the General tab, and the **General** window displays.
2. Select Cost Not Attributable (CNA) from the Cost Menu.
3. Click on , and the **Cost Not Attributable (CNA)** window (Figure 5-78) displays.
4. Click on the data field you want to change.
5. Enter the new data.
6. Click on to save and return to the **General** window.

To delete CNA costs:

1. Select the General tab, and the **General** window displays.
2. Select the Cost Not Attributable (CNA) from the Cost Menu.
3. Click on , and the **Cost Not Attributable (CNA)** window (Figure 5-78) displays.
4. Select the data field you want to delete.
5. Right click on the mouse, and the **Edit** menu displays.
6. Select **Ddelete**.
7. Click on to save and return to the **General** window.

5.2.2.3.8 Site Not Attributable (SNA)

The **Site Not Attributable (SNA)** window (Figure 5-79) displays when you choose Site Not Attributable (SNA) from the Cost Menu on the General tab. SNA represents the total square footage of areas not directly attributable to improvement of a structure's dwelling units. You can enter, edit, and delete, CNA costs.

Site Name	Site Not Attributable Area(Sq.Ft.)
Marshall Gardens	10,000

Figure 5-79 Site Not Attributable (SNA) Window

To enter SNA costs:

1. Select the General tab, and the **General** window displays.
2. Select Site Not Attributable (SNA) from the Cost Menu.
3. Click on , and the **Site Not Attributable (SNA)** window (Figure 5-79) displays.
4. Enter the square feet.

When you click on a different field, the system calculates displays the *Total Cost* field.

5. Click on to save and return to the **General** window.

To edit SNA costs:

1. Select the General tab, and the **General** window displays.
2. Select Site Not Attributable (SNA) from the Cost Menu.
3. Click on , and the **Site Not Attributable (SNA)** window (Figure 5-79) displays.
4. Click on the data field you want to change.
5. Enter the new data.
6. Click on to save and return to the **General** window.

To delete SNA costs:

1. Select the General tab, and the **General** window displays.
2. Select the Site Not Attributable (SNA) from the Cost Menu.
3. Click on , and the **Site Not Attributable (SNA)** window (Figure 5-79) displays.
4. Select the data field you want to delete.
5. Right click on the mouse, and the **Edit** menu displays.
6. Select **Ddelete**.
7. Click on to save and return to the **General** window.

5.2.2.3.9 Offsite Costs

The **Replacement Costs - Offsite Costs** window (Figure 5-80 and Figure 5-81) displays after you choose Offsite Costs from the Cost Menu on the General tab. Offsite Costs are a result of making improvements to areas not on the property. The improvements are necessary for the completion of the project. As shown in Figure 5-80 and Figure 5-81, all data displays by *Site Name*. *Total Cost* displays by the offsite *Description*. You can enter, edit, and delete descriptions and costs.

Cost Analysis - Replacement Cost - Offsite Costs

Project Name: Marshall 221(d)(4) - New Construction Proj/FHA Number: 06135122
Project Address: 123 Elm Street Atlanta, GA 22222-

Description
Sewage
Hook-up

Add Description

Site Name	Est. Cost
Marshall Gardens	\$75,610

Total Cost: \$75,610

OK Cancel

Figure 5-80. Replacement Cost - Offsite Costs Window (1 of 2)

Cost Analysis - Replacement Cost - Offsite Costs

Project Name: Marshall 221(d)(4) - New Construction Proj/FHA Number: 06135122
Project Address: 123 Elm Street Atlanta, GA 22222-

Description
Sewage
Hook-up

Add Description

Site Name	Est. Cost
Marshall Gardens	\$65,434

Total Cost: \$65,434

OK Cancel

Figure 5-81. Replacement Cost - Offsite Costs Window (2 of 2)

To enter offsite costs:

1. Select the General tab, and the **General** window displays.
2. Select Offsite Costs from the Cost Menu.
3. Click on , and the **Replacement Costs - Offsite Costs** window (Figure 5-80) displays.

The system displays a blank *Description* and *Est. Cost* field.

4. Select the *Site Name*.
5. Enter the *Description* and *Est. Cost*.

When you click on a different field, the system calculates and displays the *Total Cost*.

6. Click on to display a blank *Description* and *Est. Cost* fields.



Note: The system will prompt you to save.



Note: A maximum of two offsite costs can be entered per site.

7. Enter the *Description* and *Est. Cost*.

When you click on a different field, the system calculates and displays the *Total Cost*.

8. Select the next *Site Name*, if applicable, and enter the *Description* and *Est. Cost*
9. Click on to save and return to the **General** window.

To edit offsite costs:

1. Select the General tab, and the **General** window displays.
2. Select Offsite Costs from the Cost Menu.
3. Click on , and the **Replacement Costs - Offsite Costs** window (Figure 5-80) displays.
3. Select the *Site Name*, and the corresponding offsite costs display.
4. Click on the data field you want to change.
5. Enter the new data.
6. Click on to save and return to the **General** window.

To delete offsite costs:

1. Select the General tab, and the **General** window displays.
2. Select Offsite Costs from the Cost Menu.
3. Click on , and the **Replacement Costs - Offsite Costs** window (Figure 5-80) displays.
3. Select the *Site Name*, and the corresponding offsite costs display.
4. Select the data field you want to change.
5. Right click on the mouse, and the **Edit** menu displays.
6. Select **Delte**.
7. Click on to save and return to the **General** window.

5.2.2.3.10 Onsite Demolition Costs

The **Replacement Costs - Onsite Demolition Costs** window (Figure 5-82 and Figure 5-83) displays after you choose Onsite Demolition Costs from the Cost Menu on the General tab. This window lists the costs associated with the destruction and removal of structures presently on the property in a project. The demolition descriptions are listed by *Site Name*. The first site name and first description are selected by default whenever the window is opened. You must select a different description to view its estimate cost and total cost. You can enter, edit, and delete onsite descriptions and estimate costs.

Cost Analysis - Replacement Cost - Onsite Demolition Costs							
Project Name:	221d4 New Construction Insd.Advances						
Proj/FHA Number:	06135133						
Project Address:	100 Peachtree Street Atlanta, GA 94987-0987						
<table border="1"> <thead> <tr> <th>Description</th> <th></th> </tr> </thead> <tbody> <tr> <td>Garden Center</td> <td></td> </tr> <tr> <td>Work Shed</td> <td></td> </tr> </tbody> </table>		Description		Garden Center		Work Shed	
Description							
Garden Center							
Work Shed							
Add Description							
<table border="1"> <thead> <tr> <th>Site Name</th> <th>Est. Cost</th> </tr> </thead> <tbody> <tr> <td>Possum</td> <td>\$2,316</td> </tr> </tbody> </table>		Site Name	Est. Cost	Possum	\$2,316		
Site Name	Est. Cost						
Possum	\$2,316						
Total Cost: \$2,316							
<input type="button" value="OK"/> <input type="button" value="Cancel"/>							

Figure 5-82. Replacement Cost - Onsite Demolition Costs Window (1 of 2)

Cost Analysis - Replacement Cost - Onsite Demolition Costs							
Project Name:	221d4 New Construction Insd.Advances						
Proj/FHA Number:	06135133						
Project Address:	100 Peachtree Street Atlanta, GA 94987-0987						
<table border="1"> <thead> <tr> <th>Description</th> <th></th> </tr> </thead> <tbody> <tr> <td>Garden Center</td> <td></td> </tr> <tr> <td>Work Shed</td> <td></td> </tr> </tbody> </table>		Description		Garden Center		Work Shed	
Description							
Garden Center							
Work Shed							
Add Description							
<table border="1"> <thead> <tr> <th>Site Name</th> <th>Est. Cost</th> </tr> </thead> <tbody> <tr> <td>Possum</td> <td>\$3,213</td> </tr> </tbody> </table>		Site Name	Est. Cost	Possum	\$3,213		
Site Name	Est. Cost						
Possum	\$3,213						
Total Cost: \$3,213							
<input type="button" value="OK"/> <input type="button" value="Cancel"/>							

Figure 5-83. Replacement Cost - Onsite Demolition Costs Window (2 of 2)

To enter onsite demolition costs:

1. Select the General tab, and the **General** window displays.
2. Select Onsite Demolition Costs from the Cost Menu.
3. Click on , and the **Replacement Costs - Onsite Demolition Costs** window (Figure 5-82) displays.
3. Select the *Site Name*.
4. Enter the *Description* and *Est. Cost*.
5. Click on to display a blank row and enter *Description* and *Est. Cost*.

When you click on a different field, the system calculates displays the *Total Cost* field.



Note: The system will prompt you to save.



Note: A maximum of two onsite demolition costs can be entered.

6. Click on to save and return to the **General** window.

To edit onsite demolition costs:

1. Select the General tab, and the **General** window displays.
2. Select Onsite Demolition Costs from the Cost Menu.
3. Click on , and the **Replacement Costs - Onsite Demolition Costs** window (Figure 5-82) displays.
3. Select the *Site Name*, and the corresponding onsite demolition costs display.
4. Click on the data field you want to change.
5. Enter the new data.
6. Click on to save and return to the **General** window.

To delete onsite demolition costs:

1. Select the General tab, and the **General** window displays.
2. Select the Onsite Demolition Costs from the Cost Menu.
3. Click on , and the **Replacement Costs - Onsite Demolition Costs** window (Figure 5-82) displays.
4. Select the *Site Name*, and the corresponding onsite demolition costs display.
5. Select the data field you want to delete.
6. Right click on the mouse, and the **Edit** menu displays.
7. Select **Ddelete**.
8. Click on to save and return to the **General** window.

5.2.2.3.11 Other Fees

The **Replacement Costs - Other Fees** window (Figure 5-84) displays after you choose Other Fees from the Cost Menu on the General tab. Other Fees are costs incurred while making improvements to the property. You can add, edit, and delete other fees.

Description	Est. Cost
Licensing Fees	\$5,446
Bldg. Permits	\$10,233

Total Cost: \$15,679

Figure 5-84. Replacement Cost - Other Fees Window

To enter other fees:

1. Select the General tab, and the **General** window displays.
2. Select Other Fees from the Cost Menu.
3. Click on **OK**, and the **Replacement Costs - Other Fees** window (Figure 5-84) displays.
4. Enter the *Description* and *Est. Cost*.
5. Click on **Add Description** to display a blank row and enter *Description* and *Est. Cost*.

When you click on a different *Est. Cost* field, the system calculates each entry and displays the total in the *Total Cost* field.



Note: A maximum of three fees can be entered.

6. Click on **OK** to save and return to the **General** window.

To edit other fees:

1. Select the General tab, and the **General** window displays.
2. Select Other Fees from the Cost Menu.
3. Click on , and the **Replacement Costs - Other Fees** window (Figure 5-84) displays.
4. Click on the data field you want to change.
5. Enter the new data.
6. Click on to save and return to the **General** window.

To delete other fees:

1. Select the General tab, and the **General** window displays.
2. Select Other Fees from the Cost Menu.
3. Click on , and the **Replacement Costs - Other Fees** window (Figure 5-84) displays.
4. Select the data field you want to delete.
5. Right click on the mouse, and the **Edit** menu displays.
6. Select **Ddelete**.
7. Click on to save and return to the **General** window.

5.2.2.3.12 2328 Structure Costs

The **Replacement Costs - 2328 Structure Costs** window (Figure 5-85) displays after you choose the option from the Cost Menu on the General tab. This window displays the building contractor's cost estimates for replacing the structures in a project. The first table shows each structure type on a property, the number of buildings within the structure type, and the total cost estimate of the buildings. The second table is where you enter the estimate costs using a list of 31 trade items. You can also edit and delete the estimate costs for the trade items.

Cost Analysis - Replacement Cost - 2328 Structure Costs

Project Name: 221d4 New Construction Insd.Advances Proj/FHA Number: 06135133
Project Address: 100 Peachtree Street Atlanta, GA 94987-0987

Structure Type	No. of Buildings	Gross Floor Area	No. of Units	Est. Cost
2 - 5 sty. Elev.	4	682,456	172	\$3,147,802

Trade Item	Est. Cost	Trade Description
Concrete	\$45,646	
Masonry	\$64,654	
Metals	\$6,426	
Rough Carpentry	\$4,646	
Finish Carpentry	\$23,535	

Total Cost: \$3,147,802

OK Cancel

Figure 5-85. Replacement Cost - 2328 Structure Costs Window

To enter 2328 structure costs:

1. Select the General tab, and the **General** window displays.
2. Select 2328 Structure Costs from the Cost Menu.
3. Click on , and the **Replacement Costs - 2328 Structure Costs** window (Figure 5-85) displays.
4. Select the *Structure Type*, and the corresponding trade items display.
5. Enter the *Est. Cost* and *Trade Description*.

When you click on a different *Est. Cost* field, the system calculates each entry and displays the total in the *Total Cost* field.

6. Continue entering data for the remaining trade items.
7. Click on to save and return to the **General** window.

To edit 2328 structure costs:

1. Select the General tab, and the **General** window displays.
2. Select 2328 Structure Costs from the Cost Menu.
3. Click on , and the **Replacement Costs - 2328 Structure Costs** window (Figure 5-85) displays.
4. Select the *Structure Type*, and the corresponding trade items display.
5. Click on the data field you want to change.
6. Enter the new data.
7. Click on to save and return to the **General** window.

To delete 2328 structure costs:

1. Select the General tab, and the **General** window displays.
2. Select 2328 Structure Costs from the Cost Menu.
3. Click on , and the **Replacement Costs - 2328 Structure Costs** window (Figure 5-85) displays.
4. Select the *Structure Type*, and the corresponding trade items display.
5. Select the data field you want to delete.
6. Right click on the mouse, and the **Edit** menu displays.
7. Select **Delete**.
8. Click on to save and return to the **General** window.

5.2.2.3.13 2328 Project Costs

The **Replacement Cost - 2328 Project Costs** window (Figure 5-86) displays after choosing 2328 Project Costs from the Cost Menu on the General tab. This menu option allows you to enter and edit contractor estimate costs associated with the project.

Trade Item	Est. Cost	Cost Description
Accessory Structures	\$17,533	
Earth Work	\$49,992	
Site Utilities	\$64,556	
Roads and Walks	\$54,645	
Site Improvements	\$21,321	
Lawns and Planting	\$32,133	
Unusual Site Conditions	\$3,132	

Total Cost: \$1,990,769

Figure 5-86. Replacement Cost - 2328 Project Costs Window

To enter 2328 project costs:

1. Select the General tab, and the **General** window displays.
2. Select 2328 Project Costs from the Cost Menu.
3. Click on **OK**, and the **Replacement Cost - 2328 Project Costs** window (Figure 5-86) displays.
4. Enter the *Est. Cost* and *Trade Description*.

When you click on a different *Est. Cost* field, the system calculates each entry and displays the total in the *Total Cost* field.

5. Continue entering data for the remaining trade items.
6. Click on **OK** to save and return to the **General** window.

To edit 2328 project costs:

1. Select the General tab, and the **General** window displays.
2. Select 2328 Project Costs from the Cost Menu.
3. Click on , and the **Replacement Cost - 2328 Project Costs** window (Figure 5-86) displays.
4. Click on the data field you want to change.
5. Enter the new data.
6. Click on to save and return to the **General** window.

To delete 2328 project costs:

1. Select the General tab, and the **General** window displays.
2. Select 2328 Project Costs from the Cost Menu.
3. Click on , and the **Replacement Cost - 2328 Project Costs** window (Figure 5-86) displays.
4. Select the data field you want to delete.
5. Right click on the mouse, and the **Edit** menu displays.
6. Select **Ddelete**.
7. Click on to save and return to the **General** window.

5.2.2.3.14 Reports

The Replacement Cost (New Construction) **Reports** window (Figure 5-87) displays after choosing Reports from the Cost Menu on the General tab. The procedure for generate a master report is described below. For more details about other cost reports, see Chapter 11, Viewing and Printing Reports. You can view, print, and save reports.

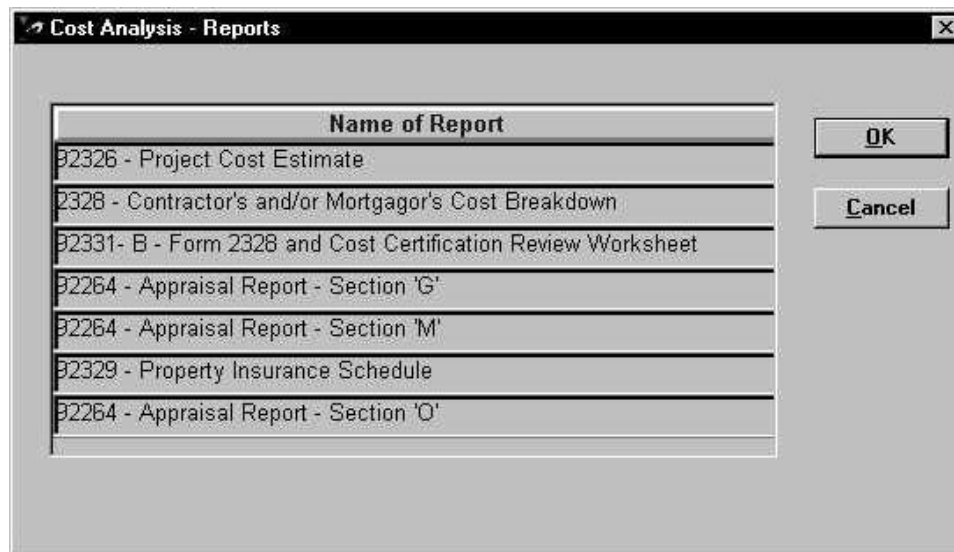


Figure 5-87. Reports Window - Replacement Cost (New Construction)

To generate a report:

1. Select the General tab, and the **General** window displays.
2. Select Reports from the Cost Menu.
3. Click on , and the **Reports** window (Figure 5-87) displays.
4. Select a report.
5. Click on , and **Cost - Reports - Replacement (New Construction)** window (Figure 5-88) displays.

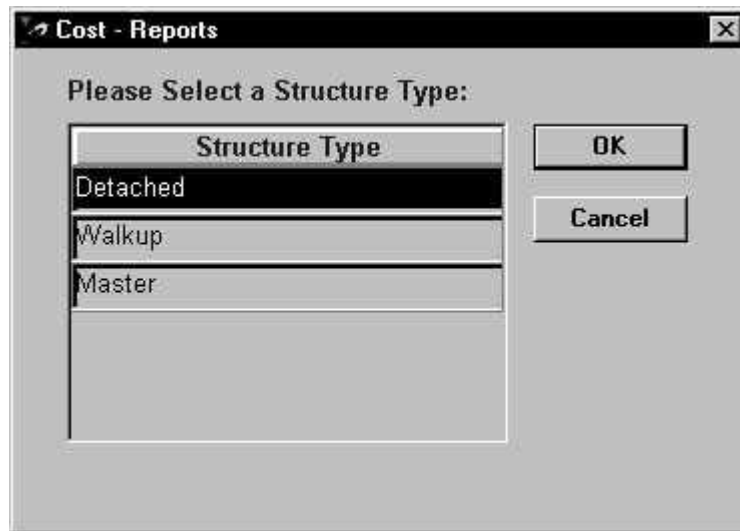


Figure 8-88. Cost - Reports Window - Replacement (New Construction)

6. Select Master.
7. Click on , and the **Print Preview** window (Figure 5-89) displays.

A screenshot of a "Print Preview" window. At the top, there is a toolbar with buttons: "<<", "<", ">", ">>", "ZOOM...", "Print", "Print Setup...", "Save As...", and "Close". The main content area is titled "Project Cost Estimate" and contains text from the U.S. Department of Housing and Urban Development, Office of Housing, Federal Housing Commissioner. Below the text is a form with various fields. The form includes a table with project details and a summary section at the bottom. The table has columns for "Effective Cost Date (mm/dd/yyyy)", "Source", "Project No.", and "Section of Act". The summary section includes "Total Gross Floor Area" and "Net And Gross Floor Areas".

Effective Cost Date (mm/dd/yyyy)	Source	Project No.	Section of Act
10/01/2000	Conventional	00135135	221

Name of Project	Location
2214 New Construction Ind Adh	Atlanta, GA 94887

Type of Project	Sub-Type Design
2 - 5 story, Elev.	

Building Identification	Number of Buildings	Number of Stories	Number of Units, Beds, Facilities
100 Peachtree Street	8	4	344

Structural System	Exterior Finish Material	Type of Foundation	Gross Land Area and SF Cost
Wood Frame	Vinyl	2nd	294,000

Floor Sys. (Structural)	Accessories (Structural)
Wood	2

Total Gross Floor Area	Net And Gross Floor Areas
	1,584,012

Figure 5-89. Print Preview Window

6. Click on  to close the window, and the **General** window displays.